

## **Minutes of the Plan Commission – Town of Spring Green**

September 10, 2019 - Spring Green Town Hall, E4411 Kennedy Road, Spring Green, WI 53588

**Attendees:** Jim Schmitt, Carol Schmitt, Nick Urumoglu, Nick Jennings, and Janet Maodush

**1. Meeting called to order by Iausly at 7:00 pm.**

**2. Roll call** Plan Commission members present: Fred Iausly, Nate Robson, Michelle Thomas, Carla Carmody, David Mack; excused: none; absent: none

**3. Iausly attested that proper public notice had been made.**

**4. Motion to approve minutes of the Jun 18, 2019 meeting** by Thomas, seconded by Robson. Motion carried.

**5. Motion approving agenda as posted** by Mack, seconded by Carmody. Motion carried.

**6. Public comment:** None.

**7. Updates & Communications:** None.

**8. Business Items:**

**a. Rezone: Application by James and Carol Schmitt for a rezone on parcel 032-1581-11111 off of Kennedy Road from (SFR) Single Family Residential Zoning District to (AG) Agricultural Zoning District. Discussion/Citizen Input/Possible Action**

Iausly provided a summary of a previous action on this parcel for Mr. and Mrs. Schmitt, specifically the driveway application that this commission reviewed on May 14, 2019, and the Town Board later approved. Then Mr. Schmitt shared the fact that this parcel now has an address, E3743 Kennedy Rd. Mr. Schmitt then explained what his business is, his goal to build a 2,000 SF shed for storing training equipment for this business, and how the current zoning of this parcel doesn't allow for a shed this size. In this explanation, Mr. Schmitt shared that his plan is to build his residence on this parcel within 3 to 5 years after he brings his business to this parcel. It was at this point that Iausly informed Mr. Schmitt according to Sauk County terms of a Conditional Use Permit (Business Item b. of this meeting), Mr. Schmitt would need to take residency on this parcel within 2 years after activating that permit, that is within 2 years after bringing his business to this parcel. (The effect of these proceedings on the Conditional Use Permit is documented below in these minutes.) Then Iausly provided a summary of denials of previous requests to rezone a single parcel as well as the many problems in other areas of the town where historical "spot" rezoning has caused problems and conflicts between residents. The discussion then focused on possible options (other than rezoning just this single parcel) for Mr. and Mrs. Schmitt to consider.

Motion recommending for approval by the Town Board of rezoning this parcel from Single Family Zoning District (SFD) to Agricultural Zoning District (AG) (principally in order to take action on this item) by Iausly, seconded by Mack. Motion was defeated unanimously.

**b. CUP: Application by James and Carol Schmitt for a Conditional Use Permit on parcel 032-1581-00000 off of Kennedy Road for the operation of a home based business. Discussion/Citizen Input/Possible Action**

Based on the proceedings documented above in the minutes, Mr. and Mrs. Schmitt withdrew this request for a Conditional Use Permit at this time.

**c. CSM: Presentation by Janet Moadush for a CSM to combine Lots 4-6 of the Wismar Forest Plat/Subdivision, off of Ellen Road. Discussion/Citizen Input/Possible Action**

Ms. Moadush explained why she was combining these lots, to build a single residency. Then Mr. Jennings presented the survey map he created. There was some discussion about Ms. Moadush's timeline that she's hoping to meet and Iausly provided some recommendations they could use to speed up the process. There was also some discussion clarifying the town's driveway ordinance and the building permit process.

Motion recommending for approval by the Town Board of this CSM by Iausly, seconded by Robson. Motion carried unanimously..

**9. Next Meeting Date:** October 8, 2019 at 7:00 pm

**10. Adjournment:** Motion to adjourn by Robson, seconded by Carmody at 8:21 pm. Motion carried.

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(Dave Mack, Secretary)

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(Fred Iausly, Chairperson)